

80-13-A 210 80-13-A 210 80-13-A 210

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph L. & Adela L. Lobos legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1902.3.C.1. to permit a side setback of 51-1/2 feet of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

With a growing family, and dwelling does not have a basement, the necessary space for cooking and dining is insufficient and difficult in the kitchen to contain all laundry appliances (washer and dryer) etc., causing an unreasonable hardship for my wife to dry laundry outdoors in any and all elements.

Property is to be posted and advertised as prescribed by Zoning Regulations. If we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Joseph L. Lobos
Legal Owner
Address 3400 Liberty Parkway
phone 281-5151
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of May, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of July, 1979, at 9:30 o'clock A.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: _____ Date July 9, 1979
Norman E. Gerber, Acting Director
FROM: Office of Planning and Zoning

SUBJECT: Petition for Variance for side yard setback
Petition #80-13-A, Item 210
West side of Liberty Parkway, 110 feet South of Loganview Drive
Petitioner - Joseph L. Lobos, et ux

12th District

HEARING: Thursday, July 19, 1979 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Acting Director
Office of Planning and Zoning

NEG:JGH:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Liberty Pkwy., 110' :
S of Logan View Drive, 12th District : OF BALTIMORE COUNTY

JOSEPH L. LOBOS, et ux, Petitioners : Case No. 80-13-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 5th day of July, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Joseph L. Lobos, 3400 Liberty Parkway, Baltimore, Maryland 21222, Petitioners.

John W. Hessian, III
John W. Hessian, III

July 26, 1979

Mr. & Mrs. Joseph L. Lobos
3400 Liberty Parkway
Baltimore, Maryland 21222

RE: Petition for Variance
W/S of Liberty Parkway, 110' S
of Loganview Drive - 12th Election
District
Joseph L. Lobos, et ux - Petitioners
NO. 80-13-A (Item No. 210)

Dear Mr. & Mrs. Lobos:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
William E. Hammond
Zoning Commissioner

WEH/erl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Beginning at a point 110 feet south of Loganview Drive on the west side of Liberty Parkway as recorded in the Land Records of Baltimore County in Liber 11, Folio 113, Plat No. 6 of Dundalk, Block 2, Lot 47. Otherwise known as 3400 Liberty Parkway. In the 12th Election District.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 6, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Joseph L. Lobos
3400 Liberty Parkway
Baltimore, Maryland 21222

RE: Item No. 210
Petitioners - Joseph L. Lobos, et ux
Variance Petition

Dear Mr. & Mrs. Lobos:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr
Enclosures

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Joseph L. Lobos
3400 Liberty Parkway
Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd day of May, 1979.

William E. Hammond
William E. Hammond
Zoning Commissioner

Petitioner Joseph L. Lobos, et ux
Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

ORDER RECEIVED FOR FILING

DATE July 6, 1979

BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of July, 1979, that the herein Petition for Variance to permit a side yard setback of five feet in lieu of the required ten feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

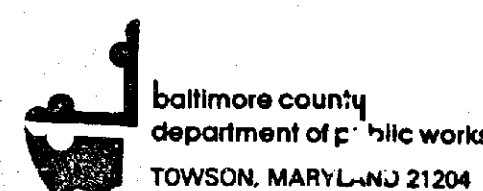
1. Compliance with the comments submitted by the Department of Permits and Licenses, dated April 25, 1979.
2. Approval of a site plan by the Department of Permits and Licenses, the Department of Public Works, and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

May 23, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #210 (1978-1979)
Property Owner: Joseph L. & Adela L. Lobos
W/S Liberty Pkwy. 110' S. Loganview Dr.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acres: District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #210 (1978-1979).

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:as

F-SE Key Sheet
18 SE 20 Pos. Sheet
SE 5 E Topo
110 Tax Map



LESLIE H. GRAEF
DIRECTOR

July 6, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #210, Zoning Advisory Committee Meeting, April 10, 1979, are as follows:

Property Owner: Joseph L. & Adela L. Lobos
Location: W/S Liberty Pkwy. 110' S. Loganview Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 8, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 210, Zoning Advisory Committee meeting of April 10, 1979, are as follows:

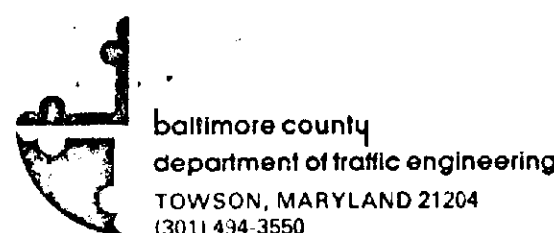
Property Owner: Joseph L. & Adela L. Lobos
Location: W/S Liberty Pkwy. 110' S. Loganview Dr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acres: District: 12

Metropolitan water and sewer exist, therefore the proposed addition should not present any health hazards.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:ph



STEPHEN E. COLLINS
DIRECTOR

May 2, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on Items 205, 206, 208, 209, 210, and 211 of the Zoning Advisory Committee Meeting of April 10, 1979.

Very truly yours,

[Signature]
Michael S. Flanigan
Engineer Associate II

MSF/hnd



Paul H. Reincke
CHIEF

May 21, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Joseph L. & Adela L. Lobos

Location: W/S Liberty Pkwy. 110' S. Loganview Dr.

Item No. 210 Zoning Agenda Meeting of 4/10/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle load and condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

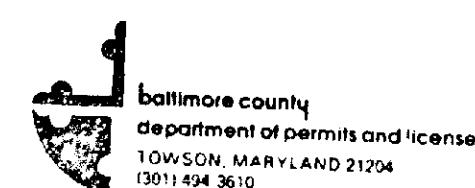
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division



JOHN D. SEYFERT
DIRECTOR

April 25, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 210 Zoning Advisory Committee Meeting, April 10, 1979, are as follows:

Property Owner: Joseph L. & Adela L. Lobos
Location: W/S Liberty Parkway 110' S. Loganview Dr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acres: District: 12th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - require alteration permit.

X E. Three sets of construction drawings may be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

X G. Wood frame walls are not permitted within 3'0" of a property line.

Contact Building Department if distance is between 3'0" and 6'0".

3/4 hour fire rating.

H. Required setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

J. Comments:

Very truly yours,

[Signature]
Charles E. Sullivan
Planning Group Chief

(CB:rr)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 17, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: April 10, 1979

RE: Item No: 205, 206, 207, 208, 209, 210, 211
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH M. MCGOWAN, PRESIDENT
T. RAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS W. BOTZARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER D. HAYDEN

ALVIN LORECK
MRS. WILSON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT V. DUBEL, SUPERINTENDENT

NOV 05 1979

VICINITY PLAN

LIBERTY PKWY. (80' WIDE)

LIBERTY RD

DUNDALK AVE.

MAIN ST.

LOGANVIEW RD.

EXISTING DWG.

PROPOSED (5'x13'-9") ADDITION

EXISTING DWG.

MAP 412 SC 3-E

DATE 7-12-79

TIME 11:14

BY [Signature]

PETITION for ZONING VARIANCE
Joseph & Adela Lobos
12 Election District
LIBERTY PKWY. LIBER. 14. FOLIO 113
PLAT No. 6. BLK. 2. LOT 47.

SCALE: 1"=30'

PETITION FOR VARIANCE
12th District
ZONING: Petition for Variance
for side yard setback
LOCATION: West side of
LIBERTY Parkway, 114' N.
South of Loganview Drive
DATE & TIME: Thursday, July
19, 1979 at 9:30 AM
PUBLIC HEARING: Room 106,
County Office Building, 111
W. Chesapeake Avenue,
Towson, Maryland.
The Zoning Commissioner of
Baltimore County, by author-
ity of the Zoning Act and Reg-
ulations of Baltimore County,
will hold a public hearing:
Petition for Variance to
permit a side yard set-
back of five feet in lieu of
the required ten feet.
The Zoning Regulation to be
expected as follows:
Section 1802.3.C.1 - side yard
setback
All that parcel of land in the
Twelfth District of Baltimore
County.
Beginning at a point 110
feet south of Loganview Drive
on the west side of Liberty
Parkway as recorded in the
Land Records of Baltimore
County in Liber 14 Folio 113,
Plat No. 6, of Dundalk, Block
2, Lot 47. Otherwise known as
3400 Liberty Parkway. In the
12th Election District.
Being the property of
Joseph L. Lobos, et ux, as
shown on plat plan filed with
the Zoning Department.
Hearing Date: Thursday, July
19, 1979 at 9:30 AM
Public Hearing: Room 106,
County Office Building, 111
W. Chesapeake Avenue,
Towson, Maryland
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

July 3, 1979

THIS IS TO CERTIFY, that the annexed advertisement of
Zoning Dept. per Mary Campagna, via Central Services
in matter of petition by Joseph L. Lobos

was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week
for ~~one time~~ ~~successive weeks~~ before the

29th day of June, 1979; that is to say,

the same was inserted in the issues of

June 28, 1979

Kimbel Publication, Inc.

Publisher.

By *Kimbel Q. Olhe*

PETITION FOR SPECIAL HEARING 14th DISTRICT

ZONING: Petition for Special Hearing
to allow construction of a
single family dwelling
LOCATION: Northwest side of Gil-
more Avenue, 40' Northeast of
Hoodale Avenue
DATE & TIME: Thursday, July 19,
1979 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:
Petition for Special Hearing, un-
der Section 10.7 of the Zoning
Regulations of Baltimore County,
to determine whether or not the
Zoning Commissioner and/or De-
puty Zoning Commissioner should ap-
prove a Special Hearing to remove
288 acres (97' x 1" from the Spe-
cial Permit No. 3, for a contin-
uous equipment storage yard to al-
low construction of a single family
dwelling.

All that parcel of land in the Fif-
teenth District of Baltimore County
Beginning at a point on the
Northwest side of Gilmore Avenue,
74 feet Northeast of Hoodale Ave-
nue and running the following course
and distances: North 61' 15"
East, 180 feet; thence North 28'
45" West, 302 feet; thence South 61'
15" West, 180 feet; thence South 28'
45" East, 302 feet to the point of
beginning.
Containing 1.38 acres of land,
more or less.
Being the property of Christopher
A. Delin, as shown on plat plan
filed with the Zoning Department.
Hearing Date: Thursday, July 19,
1979 at 9:45 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 28,

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 29, 1979

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once a time~~ ~~successive weeks~~

day of July, 1979, the 12th publication

appearing on the 28th day of June

1979.

THE JEFFERSONIAN.

L. Frank Shuster
Manager.

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>GP</i>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>									
Previous case: <i>none</i>	Map #									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78792

DATE July 16, 1979 ACCOUNT 01-662

AMOUNT \$61.00

RECEIVED FROM: Adela Lobos

FOR: Advertising and Posting for Case #30-13-A

305 JUL 17 61.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78592

DATE March 19, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Joseph L. Lobos

FOR: Filing Fee for Variance

491 MAR 20 25.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 7/1/79

Posted for: *petition for variance*

Petitioner: *Joseph L. Lobos, et ux*

Location of property: *West side of Liberty Parkway, 114'*

South of Loganview Dr.

Location of Signs: *front of property (3400 Liberty Parkway)*

Remarks:

Posted by *San Gilman* Date of return: 7/6/79

Signature

1 sign

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 19th day of
March 1979. Filing Fee \$ 25.00. Received ☒ Check
☒ Cash
☐ Other

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner *Joseph L. Lobos* Submitted by *none*

Petitioner's Attorney *none* Reviewed by *GP*

* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.